



**Smithy Croft Town Street, Brassington Matlock DE4 4HB**

welcome to

## Smithy Croft Town Street, Brassington Matlock

\*\*\* GUIDE PRICE OF £500,000 TO £525,000\*\*\*

Located in the desirable village of Brassington, Matlock, this four-bedroom home enjoys a peaceful countryside setting close to the Peak District. The property offers a lounge, kitchen, cloakroom, bathroom, rear garden and driveway.



## **Entrance Porch**

A practical entrance/boot room offering useful additional space, with fitted plumbing for a washing machine, ideal for everyday utility and storage. This room is also complimented by natural light from the window to the side of the door and skylight.

## **Cloakroom**

Convenient cloakroom fitted with a WC and hand-basin finished with window for natural ventilation and character stone wall.

## **Lounge**

12' 11" x 11' 4" ( 3.94m x 3.45m )

A welcoming lounge featuring a charming multi-fuel burner set with in brick surround providing natural character with windows to the front and side and painted beams. The room benefits from wooden flooring, a radiator to the side, and a useful inset wall cupboard for storage.

## **Kitchen**

17' x 12' 9" ( 5.18m x 3.89m )

Practical country-style kitchen with tiled floor, featuring a range of wooden wall and base units with complementary worktops and tiled splashbacks. The kitchen includes a stainless-steel sink with mixer tap and an attractive electric belling cooker in an aga styles finished with a window to the side and a radiator on the opposite wall.

## **Landing**

Hallway style landing with access to all first floor with radiator and storage cupboard.

## **Bedroom One**

13' 8" x 10' 2" ( 4.17m x 3.10m )

The first bedroom is a spacious and characterful bedroom featuring exposed ceiling beams and central ceiling light. Windows to the front and side provided excellent natural light, while the room is finished with a fitted carpet and radiator.

## **Bedroom Two**

13' 5" x 11' 7" ( 4.09m x 3.53m )

**Bedroom Two** is a bright room featuring a sliding door to access and rear facing window that enjoys far-reaching views over the surrounding hills. The room also benefits from beams on a sloped ceiling adding a touch of character, radiator, fitted carpets and two ceiling lights. There is also access via stairs to a dedicated dressing room and suite-facilities.

## **Ensuite**

Accessed via the dressing area is the en-suite compromising a mains-fed cubicle shower, wash basin and low-level WC, this space is designed for practicality.

## **Dressing Area**

9' 9" x 9' 7" ( 2.97m x 2.92m )

Leading on from bedroom two a well-proportioned and versatile dressing area featuring a rear-facing window along with an additional side window, allowing for excellent natural light throughout the day. A side door provides direct access to the garden, the room is finished with a tiled floor and radiator.

## **Bedroom Three**

Irregular Shaped Room 11' x 9' 8" ( 3.35m x 2.95m )

The third bedroom is a cosy characterful bedroom featuring a side-facing window with a radiator positioned beneath. The room is finished with fitted carpet, creating a warm and comfortable space, ideal as a guest bedroom or child's room.

## **Bedroom Four**

10' 4" x 6' 1" ( 3.15m x 1.85m )

A fourth bedroom is a cosy and versatile room featuring exposed ceiling beams, a side-facing window, ceiling light and fitted carpet. The room also benefits from a radiator and useful shelving inset into the wall. Perfectly suited for use as a nursery, home office or as it is now a games room.

## **Bathroom**

The first floor is finished with a main bathroom featuring a side facing window perfect for natural ventilation. The suite compromises a free-standing

roll top bath, separate shower cubicle with triton electric shower, low-level WC, and wash basin with stainless steel taps. The room is completed with a heated towel radiator.

## **Outside**

To the front of the property are two parking spaces, log store and path from the road to gate. At the side of the property storage sheds, patio all the way round to the side door with area for seating.

Accessed from the side up some small steps to the rear of the property which features access to main bedroom dressing area and ensuite, patio seating area, storage shed, side gate access, large grassed garden with partitioned area for any horticultural needs then gravel to the very back for a potential play space.



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## Smithy Croft Town Street, Brassington Matlock

- Four-bedrooms.
- Sought after village location.
- Countryside views.
- multi-fuel burner.
- Electric Belling cooker / aga style.

Tenure: Freehold EPC Rating: E

Council Tax Band: E

guide price

**£500,000**

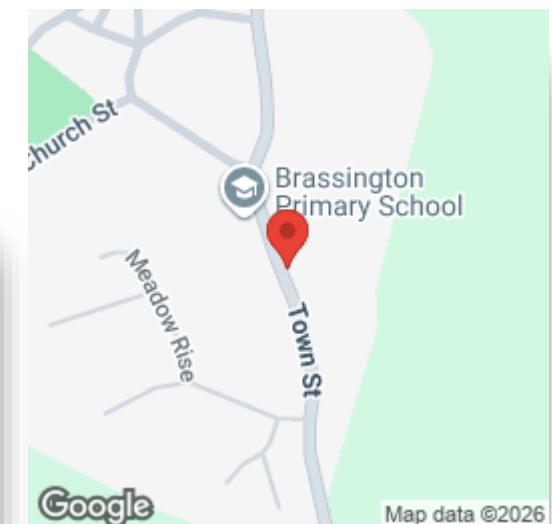


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postcode not the actual property

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